

STANDARD LANDLORD FEES

FULLY MANAGED SERVICE

Set up Fee

£180 + VAT (£216 inc VAT) per new letting (advertising & contract set up)

Tenant & Guarantor Referencing:

£25.00 + VAT (£30.00 inc VAT) per applicant

Photographic Inventory & Schedule of Condition

Beds	Unfurnished + VAT (inc VAT)	Furnished + VAT (inc VAT)
Studio	£100 + VAT (£120 inc VAT)	£125 + VAT (£150 inc VAT)
1 / 2	£125 + VAT (£150 inc VAT)	£150 + VAT (£180 inc VAT)
3	£150 + VAT (£180 inc VAT)	£175 + VAT / £210 inc VAT
4/5+	£195 + VAT (£234 inc VAT)	£225 + VAT / £270 inc VAT

Tenancy Renewal Fee:

£100.00 + VAT (£120.00 inc VAT) per renewal

Service of Notices (per notice):

Rent Increases: £25.00 + VAT (£30.00 inc VAT)

Breach of Tenancy: £25.00 + VAT (£30.00 inc VAT)

Possession: £100.00 + VAT (£120.00 inc VAT)

Certificates

Gas £70.00 + VAT (£84.00 inc VAT)

Domestic EPC £55.00 per certificate (no VAT)

EICR's, Mains Wired Smokes & CO2: Quote

**Abortive Letting Fee:

£425.00 + VAT (£510.00 inc VAT) per letting

Additional Property Visit (excludes routine inspection):

£35.00 + VAT (£42.00 inc VAT) per visit

Accountant Report, Y/E Statements, Copy Statements:

£15.00 + VAT (£30.00 inc VAT) per request

Attendance to Court for or with the Landlord:

£100.00 + VAT (£120.00 inc VAT) per visit

Source Missing Instruction Manuals

£10.00 + VAT (£12.00 inc VAT) per property

Key Cutting:

£10.00 + VAT (£12.00 inc VAT) per key

***Rent Protection Insurance: (12 month policy)

Single Payment : £295.00 + VAT (£354.00 inc VAT)

Monthly : management fee of 15% + VAT

LET ONLY SERVICE (Tenant Find)

Letting Only / Tenant Find Fee

50% + VAT of 1 months rent ignoring any

Incentives, discounts or rent reductions

Tenant & Guarantor Referencing:

£25.00 + VAT (£30.00 inc VAT) per reference

Photographic Inventory & Schedule of Condition

Beds	Unfurnished + VAT (inc VAT)	Furnished + VAT (inc VAT)
Studio	£100 + VAT (£120 inc VAT)	£125 + VAT (£150 inc VAT)
1 / 2	£125 + VAT (£150 inc VAT)	£150 + VAT (£180 inc VAT)
3	£150 + VAT (£180 inc VAT)	£175 + VAT / £210 inc VAT
4/5+	£195 + VAT (£234 inc VAT)	£225 + VAT / £270 inc VAT

Tenancy Renewal Fee & Written Statements:

25% of one months rent + VAT (minimum fee £175.00 + VAT (£210.00 inc VAT) per document

Service of Notices (per notice):

Rent Increases: £50.00 + VAT (£60.00 inc VAT)

Breach of Tenancy: £50.00 + VAT (£60.00 inc VAT)

Possession: £150.00 + VAT (£180.00 inc VAT)

Certificates

Gas £70.00 + VAT (£84.00 inc VAT)

Domestic EPC £55.00 per certificate (no VAT)

EICR's, Mains Wired Smokes & CO2: Quote

**Abortive Letting Fee:

£425.00 + VAT (£510.00 inc VAT) per letting

Additional Property Visits (beyond letting of the property)

£50.00 + VAT (£60.00 inc VAT) per visit

Accountant Report, Y/E Statements, Copy Statements:

£25.00 + VAT (£30.00 inc VAT) per request

Source Missing Instruction Manuals

£10.00 + VAT (£12.00 inc VAT) per property

Key Cutting:

£10.00 + VAT (£12.00 inc VAT) per key

**Where The Gray House introduces a tenant who has provided satisfactory references and is ready, willing and able to proceed but the Landlord withdraws the property or declines to accept the tenant, the Landlord will be liable for an abortive letting fee.

***Rent Protection Insurance (RPI) is only available to fully managed landlords. Prospective tenants must meet the referencing criteria required for the Landlord to be eligible. Further information available on request.

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